

130.0

0001

0026.A

Map

Block

Lot

1 of 1

Commercial

CARD

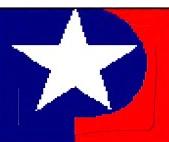
ARLINGTON

Total Card / Total Parcel

4,301,800 / 4,301,800

USE VALUE: 4,301,800 / 4,301,800

ASSESSED: 4,301,800 / 4,301,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		IRVING ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TOWN OF ARLINGTON	
Owner 2: REDEVELOPMENT BOARD	
Owner 3:	

Street 1: 730 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 1.212 Sq. Ft. of land mainly classified as Improved-Sel with a Govt. Bldg. Building built about 1926, having primarily Brick Exterior and 22476 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
931	Improved-Sel		52781		Sq. Ft.	Site		0	90.	0.50	10									2,375,145						2,375,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
931	52781.000	1,926,700		2,375,100	4,301,800		84161
							GIS Ref
							GIS Ref
							Insp Date
							11/08/99

PREVIOUS ASSESSMENT									Parcel ID	130.0-0001-0026.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	931	FV	1,926,700	0	52,781.	2,375,100	4,301,800		Year end		12/23/2021
2021	931	FV	1,926,700	0	52,781.	2,375,100	4,301,800		Year End Roll		12/10/2020
2020	931	FV	1,926,700	0	52,781.	2,375,100	4,301,800		Year End Roll		12/18/2019
2019	931	FV	1,782,700	0	52,781.	2,507,100	4,289,800		Year End Roll		1/3/2019
2018	931	FV	1,782,700	0	52,781.	1,847,300	3,630,000		Year End Roll		12/20/2017
2017	931	FV	1,788,500	0	52,781.	1,768,200	3,556,700		Year End Roll		1/3/2017
2016	903	FV	1,788,500	0	52,781.	1,636,200	3,424,700		Year End		1/4/2016
2015	903	FV	1,788,500	0	52,781.	1,372,300	3,160,800		Year End Roll		12/11/2014

SALES INFORMATION									TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
	4853-106		1/1/1901	Family		No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/6/2014	1508	Wood Dec	6,300					Construct new deck	11/8/1999	Meas/Inspect	243	PATRIOT											
8/9/2001	545	Alterati	14,000	C				CREATE A LIBRARY I	7/1/1983		SL												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type:	50 - Govt. Bldg.			Full Bath:	Rating:			1926.																					
Sty Ht:				A Bath:	Rating:																								
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																							
Foundation:				A 3QBth:	Rating:																								
Frame:				1/2 Bath:	Rating:																								
Prime Wall:	7 - Brick			A HBth:	Rating:																								
Sec Wall:				OthrFix:	Rating:																								
Roof Struct:				<b>OTHER FEATURES</b>																									
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units																					
Color:				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
View / Desir:				Frl:	Rating:			Other																					
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																					
Grade: A - Very Good				<b>CONDOS INFORMATION</b>				Lvl 2																					
Year Blt:	1926	Eff Yr Blt:		Location:				Lvl 1																					
Alt LUC:				Total Units:				Lower																					
Jurisdict:				Floor:				Totals	RMs: 0	BRs: 0	Baths: 0	HB																	
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																	
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:																					
Avg Ht/FL:	12	Phys Cond:	AV - Average	35%	Additions:																								
Prim Int Wal	6 - Average	Functional:		%	Kitchen:																								
Sec Int Wall:		Economic:		%	Baths:																								
Partition:	T - Typical	Special:		%	Plumbing:																								
Prim Floors:		Override:		%	Electric:																								
Sec Floors:		Total:	35	%	Heating:																								
Bsmnt Flr:		<b>CALC SUMMARY</b>				General:	0																						
Subfloor:		Basic \$ / SQ: 80.00				<b>COMPARABLE SALES</b>																							
Bsmnt Gar:		Size Adj.: 0.84449190				Rate	Parcel ID	Typ	Date	Sale Price																			
Electric:	3 - Typical	Const Adj.: 1.02899992																											
Insulation:	2 - Typical	Adj \$ / SQ: 69.519																											
Int vs Ext:		Other Features: 5000																											
Heat Fuel:		Grade Factor: 1.77																											
Heat Type:	3 - Forced H/W	NBHD Inf: 1.00000000																											
# Heat Sys:		NBHD Mod:																											
% Heated:		LUC Factor: 1.00																											
Solar HW:	NO	Central Vac: NO			WtAv\$/SQ:				AvRate:	Ind.Val																			
% Com Wal		% Sprinkled 0							Juris. Factor:				Before Depr:	123.05															
									Special Features:				0	Val/Su Net:	69.77														
									Final Total:				1926700	Val/Su SzAd	85.72														
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 130.0-0001-0026.A												<b>IMAGE</b>													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>													